

Wilson County Appraisal District

August 3, 2020

All Taxing Jurisdictions:

Enclosed is a copy of the Approved Reappraisal Plan for the 2021 & 2022 year. A public hearing was held on Monday, August 3, 2020 at 8:30 am. at the Wilson County Appraisal District, 1611 Railroad Street, Floresville, TX.

Per Sec. 6.05 of the Texas Property Tax Code, the Board of Directors of the Appraisal District shall hold a public hearing to consider the proposed reappraisal plan. Upon their approval, a copy of the approved plan shall be distributed to the presiding officer of the governing body of each taxing unit participating in the district and to the comptroller's office.

This plan **does not** require any action by the taxing units.

I wish to express the District's appreciation for your support and if we can be of assistance please feel free to contact us at your convenience.

Sincerely,

Jennifer A. Coldewey, RPA, RTA, CCA, CTA

Chief Appraiser

Attachment: 2021 & 2022 Preliminary Reappraisal Plan

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INTRODUCTION

The Wilson County Central Appraisal District (Wilson CAD or CAD) has prepared and published this report to provide our citizens and taxpayers with a better understanding of the district's responsibilities and activities. This report has several parts: a general introduction and then several sections describing the appraisal effort by the appraisal district.

The WILSON CAD is a political subdivision of the State of Texas created for schools, cities and special districts pursuant to Senate Bill 621, which was passed by the 66th Legislative in 1979. HJR 98, approved by the voters in November 1980 as proposition 3 on the general election ballot amending Article VIII, Section 18 of the Texas Constitution, was implemented by the passage of HB30 in 1981, which mandated counties to participate in the appraisal districts. HB30 became effective August 14, 1981. The WILSON CAD commenced operations in 1980 and that year furnished their first appraisal roll for each taxing jurisdiction within the boundaries of the WILSON CAD. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of the appraisal district. A five-member board of directors, appointed by the taxing units within the boundaries of WILSON CAD, constitutes the district's governing body. The Chief Appraiser, appointed by the board of directors, is the chief administrator and chief executive officer of the appraisal district.

The appraisal district is responsible for local property appraisal, to be used by the taxing units in the calculation of taxes, and exemption administration for 24 jurisdictions or taxing units in the WILSON CAD. Appraisals established by the appraisal district allocate the year's tax burden on the basis of each taxable property's January 1st market value. We also determine eligibility for various types of property tax exemptions such as those for homeowners, the elderly, disabled veterans, charitable and religious organizations and numerous others identified in Chapter 11 of the Texas Property Tax Code.

EXECUTIVE SUMMARY

TAX CODE REQUIREMENT

Passage of S.B. 1652 amended the Tax Code to require a written biennial reappraisal plan. The following details the changes to the Tax Code:

The Written Plan

Section 6.05, Tax Code, is amended by adding subsection (i) to read as follows:

- (i) To ensure adherence with generally accepted appraisal practices, the Board of Directors of an appraisal district shall develop biennially a written plan for the periodic reappraisal of all property within the boundaries of the district according to the requirements of Section 25.18 and shall hold a public hearing to consider the proposed plan. Not later than the 10th day before the date of the hearing, the secretary of the board shall deliver to the presiding officer of the governing body of each taxing unit participating in the district a written notice of the date, time, and place of the hearing. Not later than September 15 of each even numbered year, the board shall complete its hearings, make any amendments, and by resolution finally approve the plan. Copies of the approved plan shall be distributed to the presiding officer of the governing body of each taxing unit participating in the district and to the comptroller within 60 days of the approval date.

Plan for Periodic Reappraisal

Subsections (a) and (b), Section 25.18, Tax Code, are amended to read as follows:

- (a) Each appraisal office shall implement the plan for periodic reappraisal of property approved by the board of directors under section 6.05 (i).
- (b) The plan shall provide for the following reappraisal activities for all real and personal property in the district at least once every three years:
 - (1) Identifying properties to be appraised through physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial photographs, land-based photographs, surveys, maps, and property sketches;

- (2) Identifying and updating relevant characteristics of each property in the appraisal records;
- (3) Defining market areas in the district;
- (4) Identifying property characteristics that affect property value in each market area, including;
 - (a) The location and market area of the property;
 - (b) Physical attributes of property, such as size, age, and condition;
 - (c) Legal and economic attributes; and
 - (d) Easements, covenants, leases, reservations, contracts, declarations, special assessments, ordinances, or legal restrictions;
- (5) Developing an appraisal model that reflects the relationship among the property characteristics affecting value in each market area and determines the contribution of individual property characteristics;
- (6) Applying the conclusions reflected in the model to the characteristics of the properties being appraised; and
- (7) Reviewing the appraisal results to determine value.

REVALUATION DECISION (REAPPRAISAL CYCLE)

The Wilson CAD by the terms of this plan will reappraise all property in the district at least once every three years. In an attempt to minimize staffing and costs, approximately one-third of the properties to be reappraised in the three-year cycle, shall be reappraised each year. Tax year 2021 and 2022 are considered reappraisal years during which approximately two-thirds of the properties within the county shall be reappraised. 2021 reappraisal will begin in the fall of 2020.

SEE ATTACHMENT "A"

REAPPRAISAL AND NON-REAPPRAISAL YEAR ACTIVITIES

1. Performance Analysis – the equalized values from the previous tax year are analyzed with ratio studies to determine the appraisal accuracy and appraisal uniformity overall and by market area within property reporting categories. Ratio studies are conducted in compliance with the current Standard on Ratio Studies of the International Association of Assessing Officers.
2. Analysis of Available Resources- staffing and budget requirements for tax year 2020 are detailed in the 2020 budget, as adopted by, the board of directors and attached to the written biennial plan by reference. Existing appraisal practices, which are continued from year to year, are identified and methods utilized to keep these practices current are specified. Information Systems (IS) support is detailed with “year” specific functions identified and system upgrades scheduled. Existing maps and data requirements are specified and updates scheduled.
3. Planning and Organization—a calendar of key events with critical completion dates are prepared for each major work area. This calendar identifies all key events for appraisal, clerical, customer service, and information systems. A calendar is prepared for tax years 2021 and 2022 (see attachment “A”). Production standards for field activities are calculated and incorporated in the planning and scheduling process.
4. Mass Appraisal System- Computer Assisted Mass Appraisal (CAMA) system revisions required are specified and scheduled with Information Systems. All computer forms and IS procedures are reviewed and revised as required.
5. Data Collection Requirements – field and office procedures are reviewed and revised as required for data collection. Activities scheduled for each tax year included new construction, demolition, remodeling, re-inspection of problematic market areas, re-inspection of universe of properties on a specific cycle and field or office verification of sales data and property characteristics.
6. Pilot study by tax year- new and/or revised mass appraisal models are tested each tax year. Ratio studies, by market area, are conducted on proposed values each tax year. Proposed values on each category are tested for accuracy and reliability in randomly selected market areas.

7. Valuation by tax year- using market analysis of comparable sales and locally tested cost data, valuation models are specified and calibrated in compliance with supplemental standards from the International Association of Assessing Officers and the Uniform Standards of Professional Appraisal Practice. The calculated values are tested for accuracy and uniformity using ratio studies.
8. The Mass Appraisal Report – each tax year the tax code required Mass Appraisal Report is prepared and certified by the Chief Appraiser at the conclusion of the appraisal phase of the ad valorem tax calendar (on or about May 15th). The Mass Appraisal Report is completed in compliance with STANDARD RULE 6 – 8 of the Uniform Standards of Professional Appraisal Practice. The signed certification by the Chief Appraiser is compliant with STANDARD RULE 6 – 9 of USPAP. This written reappraisal plan is attached to the report by reference.
9. Value defense- evidence to be used by the appraisal district to meet its burden of proof for market value and equity in both informal and formal appraisal review board hearings is specified and tested.

Personnel Resources

The Office of the Chief Appraiser is responsible for the oversight of all operations of the appraisal district including the overall planning, organizing, staffing, coordination, and controlling of district operations. In addition, the Chief Appraiser serves as the head of the administration department planning, organizing; direction and controlling the business support functions related to human resources, budget, finance records management, purchasing, fixed assets, facilities and personal property accounts. The property types appraised include agricultural, commercial, residential and business personal property.

The district's appraisers are subject to the provisions of the Property Taxation Professional Certification Act and must be duly registered with the Texas Department of License and Regulation (TDLR).

The appraisal district staff consists of fourteen (12) full time employees with the following classifications:

- 1 – Chief Appraiser
- 1 – Assistant Chief Appraiser
- 1 – Abstract Manager
- 1 – Administrative Assistant
- 6 – Appraisers (real & personal)
- 2 – Support, customer service, clerical and other

REAL PROPERTY VALUATION

In accordance with Sec. 11.01 of the Texas Property Tax Code, the Wilson County Appraisal District strives to discover, appraise, and assess all taxable property within the jurisdictions served by the WCAD.

Each parcel shall be appraised including all determinable improvements, factors, and conditions affecting value of the property as a whole.

Improvements, as defined in Sec. 1.04 (3), includes any structures affixed to the land that is not readily, reasonably, and immediately portable. As such, the structure adds value to the property and would be typically included in any sale of the property as a whole. This application includes, but is not limited to:

- 1) Swimming pools
- 2) Patios,
- 3) And storage buildings or units, regardless of its permanent attachment or lack thereof to the land by means of metal tie-downs, or anchorage to a foundation.

Mobile or Manufactured Homes can be either Real Estate or Tangible Personal Property depending on the ownership of the land to which the structure is affixed, and / or the status of the Title or the Statement of Ownership & Location (SOL) as determined by the Texas Department of Housing and Community Affairs. In either case, Mobile or Manufactured Homes are taxable under Sec. 11.14 of the Texas Property Tax Code. With proper proof of ownership, Mobile or Manufactured Homes are eligible to apply for Residential Homestead Exemption.

Fences (residential, commercial, or agricultural), are considered appurtenances to the land and are included in the value of the site.

Square foot measurements of each type of building are based on the perimeter measurements of that building. Schedule values are originally based on locally modified construction cost, adjusted over time by market conditions determined by sales.

RATIO STUDY OVERVIEW

In order to evaluate the accuracy of the schedule values, sales information is collected throughout the year. Each property buyer receives a sales letter along with any other necessary forms as soon as this office updates the ownership in the appraisal records. When the sales letter is returned, the sale amount and any other pertinent information are recorded within that parcel's sales records. Information is gathered also from real estate offices, other appraisal districts, and state reviewers. All credible information is included in the sales records and confirmation is attempted.

Each sale is analyzed to determine the conditions of the sale. Any sale determined to not be an "arm's length" transaction is then omitted from the final study. Several criteria are considered including, but not limited to: special or unusual financing terms, motivations of the buyer and seller, and significant variances between the market value and the sale price due to physical changes to the property that cannot be accounted for due to the January 1 target date. If adjustments can be made to the sales price to show a current, "arm's length" value (including time and financing adjustments), the adjusted value is used in the ratio study.

A statistical analysis of each class of property is conducted using the available, credible sales information. Within each class of property, the appraisal district looks for not only an acceptable median value, but also a reasonable coefficient of dispersion (COD). Each of these values is considered when determining whether to adjust a class schedule, and by how much. The sample size of each class analysis is also a major consideration. Classes that exhibit little or slow activity are allowed a larger variance due to the fact that minimal data sets (small samples) may tend to give incomplete analysis or biased results for an entire statistical population.

Once a median value indicates that a particular class of property needs adjustments, and the COD value reflects a consistent result, schedule value is recalculated to produce a revised analysis. The resulting median ratio should indicate that the adjusted appraised values of property more closely matches the current market value, as tested by the sales used in the analysis. The appraised values of all properties within that category are then recalculated and submitted for notification.

A similar process is used to determine whether any neighborhood factors are needed.

RATIO STUDY PROCEDURES

I. Collect and Post Sales Data

- A. Solicit sales information from all new property owners through sales letters and / or personal contact.
- B. Collect sales information from outside appraisers and from fee appraisals presented
- C. Utilize sales information from Comptroller's office.
- D. Post sales information to the sales database
 1. Record actual sale price.
 2. Note unusual financing
 3. Note non-arm's length participants
 4. Initiate frozen characteristics/ partial sale codes if necessary
 - a) Imminent construction can bias any later analysis by including values not part of the original transaction
 - b) Sale including only a portion of the property described can also produce skewed results.

II. Preliminary Analysis

- A. Run sales analysis (by class) which includes any and all sales collected to date
- B. Note median result and COD
- C. Examine each sale included
 - 1) Compare sale ratio to median results
 - 2) Ratios substantially higher or lower than the median result are singled out for further, in depth analysis
 - a) Note seller- financial institutions, known real estate opportunist, probates, known persons who finance their own property
 - b) Note buyer-financial institutions, known real estate opportunist, and re-location companies
 - c) Examine deed records to confirm "arm's length" violations not evident from examination of buyer and seller
 - i. Contract for deed
 - ii. Assumption of previous note
 - iii. Atypical financing
 - d) Re- inspects properties to rule out any physical differences from the current property records.
- D. Adjust original data set
 - 1) Omit sales that are not arm's length
 - 2) Adjust sales values for time or financing if possible
 - 3) Adjust appraisal value for physical differences

III. Secondary Analysis

- A) Run sales analysis (by class) utilizing information from preliminary analysis
- B) Note median result and COD
 - 1) Median value may or may not change significantly
 - 2) COD value should improve
- C) Note sample size
 - 1) Compare number of sales within the class to the perceived number of total properties within the class
 - 2) From experience and discussion among the appraisal staff, determine whether any median result different from 1.00 is significant
- D) Attempt to increase sample size- if- necessary
 - 1) Utilize time adjustments if determinable
 - 2) Keep in mind marketing time for local market and any trends
 - 3) Be careful to not include more sales just for sales sake
 - 4) Changing markets and trends cannot be reflected in sales that are too old without accurate time adjustments
- E) Apply results of analysis to current records
 - 1) Any class whose median value is **NOT SIGNIFICANTLY** different from 1.00 does not require adjustments
 - 2) Any class whose median value indicates that an adjustment is necessary should be analyzed
 - (a) Look at typical depreciation (age/ condition) for that class as reflected in the sales analysis
 - (b) Calculate increase necessary to raise the individual ratios to produce a median result of 1.00 (keeping in mind that because of depreciation, the percentage increase required is going to be necessarily larger than the difference in percentage points needed to reach a 1.00 result)
 - (c) Apply the calculated increase to the database
 - 3) Repeat procedure for all classes determined to need adjustment
- F) Run analysis again to test results

IV. Shared Appraisal District Boundaries

Per HB 1010, effective 1/1/08, **COUNTY LINE BECOMES APPRAISAL DISTRICT BOUNDARIES**. This means the election of Board of Directors will be conducted under new boundaries and the voting entitlement for each taxing unit will be calculated only on the taxes imposed by that taxing unit. As of 2008 overlapping jurisdiction (which overlaps into our county) will now be participating in the nominating and voting of Board of Directors in Wilson CAD, as well as the approval of the CAD budget.

BUSINESS PERSONAL PROEPRTY VALUATION

This type of property consists of tangible personal property owned by a business or individual for the purpose of producing an income. Other tangible personal property is exempt according to Sec 11.14(a) of the Texas Property Tax Code. The Uniform Standards of Professional Appraisal practice define personal property as “identifiable portable and tangible objects which are considered by the general public as being “personal” e.g. furnishings, artwork, antiques, gems and jewelry, collectibles, machinery, and equipment; all property that is not classified as real estate”. The Texas Property Tax Code (Sec. 1.04(5)) defines tangible personal property as “ ... personal property that can be seen, weighed, measured, felt, or otherwise perceived by the senses but does not include a document or other perceptible object that constitutes evidence of a valuable interest, claim, or right and has negligible or no intrinsic value.” The Texas Property Tax Code (Sec 1.04(4)) define personal property as “... property that is not real property.”

Wilson CAD is to reappraise this type of property annually. The completed appraisals are all retrospective in nature. The purpose of the appraisal is to estimate market value as of January 1 in accordance with the definition of market value established in the Texas Property Tax Code (Sec 1.04). “Market Value” means the price at which a property would transfer for cash or its equivalent under prevailing market condition if:

- A. Exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- B. Both seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restriction on its use; and
- C. Both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

A separate definition of the value of inventory is found in the Texas Property Tax Code (Sec. 32.12(a)) “... the market value of an inventory is the price for which it would sell as a unit to a purchaser who would continue the business”. Additionally, some inventories may qualify for appraisal as of September 1 in accordance with the provisions of Texas Property Tax Code Sec. 23.12 (f).

The appraisal results will be used as the tax base upon which a property tax will be levied. Personal property is normally re-inspected annually.

The Wilson CAD appraisers are experienced appraisers who are knowledgeable in all three approaches to value. Personal property staff stays abreast of current trends affecting personal property through review of published materials attendance at conferences, course work, and continuing education. All personal property appraisers are registered with the TDLR.

DATA COLLECTION

Data on the subject properties is collected as part of the inspection process and through later submissions by the property owner. Submitted data may be on a rendition form or in other modes which require confidentiality. Subject property data is verified through previously existing records and through published reports. Additional data are obtained and verified through published sources, regulatory reports, and through analysis of comparable properties. Due to the multitude of personal property types, there is no standard data collection form or manual.

VALUATION APPROACH

Personal property is appraised using replacement/ reproduction cost new less depreciation models. Replacement costs are estimated from published sources, other publicly available information, and comparable properties. Depreciation is calculated on the age / life method using typical economic lives and depreciation rates based on published sources, market evidence, and the experience of knowledgeable appraisers. Adjustments for functional and economic obsolescence may be made if unitization and income data for the subject property justify such. Income approach model (direct capitalization and discounted cash flow) are also used when economic and / or subject property income information is available. Capitalization and discount rates are based on published capital costs for the industry of the subject property. A value estimate derived from an income approach model which capitalized the operating income of a business must be reduced by the value of any real property in order to arrive at the value of the operating personal property. A market data model based on typical selling prices per item or unit of capacity is also used when appropriate market sales information is available. In the case of some personal property types, such as licensed vehicles, market data from published pricing guides is used to construct a market value model. In other cases, models are based on sales information available through published sources or through private sources.

VEHICLES

An outside vendor provides Wilson CAD with a listing of vehicles within Wilson County. Other sources of data include property owner renditions and field inspections.

LEASED AND MULTI-LOCATION ASSETS

The primary source of leased and multi- location assets is property owner renditions of property and field inspections.

INDUSTRIAL UTILITY AND MINERAL VALUATION

Appraisal Responsibility

Wilson County Appraisal District maintains a contract with the appraisal firm Thomas Y. Pickett and Co. Inc., for the primary responsibility of developing fair, uniform market values for industrial properties located within the boundaries of Wilson CAD. This firm is also responsible for the valuation of all tangible general industrial personal property in Wilson County Appraisal District.

Appraisal Resources

- **Personnel- Staff of Thomas y. Pickett., 16415 Addison Rd., Suite 700, Addison, TX, 75001**
- **Data- Details of their appraisals are available from that appraisal firm.**

TREATMENT OF HOMESTEADS

Beginning in 1998, the State of Texas implemented a constitutional classification scheme concerning the appraisal of residential property that receives a residence homestead exemption. Under the new law, beginning in the second year a property that receives a homestead exemption; increases in the taxable value of that property are “capped”. The value for tax purposes (appraised value) of a qualified residence homestead will be the **LESSOR** of:

- A) The market value; or
- B) The preceding year’s appraised value;
PLUS 10 percent for each year since the property was re-appraised;
PLUS the value of any improvements added since the last re-appraisal.

Values of capped properties must be recomputed annually. If a capped property sells, the cap automatically expires as of January 1st of the following year. In that following year, that home is reappraised at its market value to bring its appraisal into uniformity with other properties. An analogous provision applies to new homes. While a developer owns them, unoccupied residences are appraised as part of an inventory using the district’s land value and the developer’s construction costs as of the valuation date. However, in the year following a sale, they are reappraised at market value.

Market and Cost Reconciliation and Valuation

The replacement cost new of property improvements (RCN) less accrued depreciation (AD) plus land value (LV) equals market value (MV). As the cost approach separately estimates both land and building value. Neighborhood analysis of the market sales is used to achieve an acceptable sale ratio or level of appraisal. Market factors are developed from appraisal statistics provided from market analysis and ratio studies and are used to ensure that estimated values are consistent with the market and to reconcile cost indicators. The district’s primary approach to the valuation of properties used a hybrid cost-sales comparison approach. This type of approach accounts for neighborhood market influences not particularly specified in purely cost model.

The following equation denotes the hybrid model used:

$$MV = LV + (RCN - AD)$$

Whereas, in accordance with the cost approach, the estimated market value (MV) of the property equals the land value (LV) plus contributory values and uses depreciated replacement costs, which reflect only the

supply side of the market, it is expected that adjustments to the cost values may be needed to bring the level of appraisal standard as indicated by market sales. Thus, demand side economic factors and influences may be observed and considered. These markets, or location adjustments, may be abstracted and applied uniformly within neighborhoods to account for location variances between market areas or across jurisdiction. Whereas, in accordance with the Market Approach, the estimated market value (MV) of the property equals the basic unit of property, under comparison, times the market price range per unit for sales of comparable property. For residential property, the unit of comparison is typically the price per square foot of living area or the price indicated for the improvement contribution. This analysis for the hybrid model is based on both the cost and market approaches as a correlation of indications of property valuation. A significant unknown for these two indications of value is determined to be the rate of change for the improvement contribution to the total property value. The measure of change for this property component can best be reflected and based in the annualized accrued depreciation rate. This cost related factor is most appropriately measured by sales of similar property. The market approach, when improvements are abstracted from the sale price, indicates the depreciated value of the improvement component, in effect, measuring change in accrued depreciation, a cost factor. The level of improvement contribution to the property is measured by abstraction of comparable market sales, which is the property sale less land value.

The primary unknown for the cost approach is to accurately measure accrued depreciation affecting the amount of loss attributed to the improvements as age increases and condition changes. This evaluation of cost results in the depreciated value of the improvement component based on age and condition. The evaluation of this market and cost information is the basis of reconciliation and indication of property valuation under this hybrid model.

When the appraiser reviews a neighborhood, the appraiser reviews and evaluated a ratio study that compares recent sales prices of properties, appropriately adjusted for the effects of time, within a delineated neighborhood, with the value of the properties' based on the estimated depreciated replacement cost of improvements plus land value. The calculated ratio derived from the sum of the sold properties' estimated value divided by the sum of the time adjusted sales prices indicates the neighborhood level of appraisal based on sold properties. This ratio is compared to the acceptable appraisal ratio, 95% to 105% to determine the level of appraisal for each neighborhood. If the level of appraisal for the neighborhood is outside the acceptable range of ratios, adjustments to the neighborhood are made.

If the reappraisal of the neighborhood is indicated, the appraiser analyzes available market sales, appropriately adjusted for the apparent effects of time, by market abstraction of property components. This abstraction of property components allows the appraiser to focus on the rate of change for the improvement contribution to the property by providing a basis for calculating accrued depreciation attributed to the improvement component. This impact on value is usually the most significant factor affecting property value and the most important unknown to determine by market analysis. Abstraction of the improvement component from the adjusted sale price for a property indicated the effect of overall market suggested influences and factors on the price of improvements that were part of this property, recently sold.

Comparing this indicated price or value allocation for the improvement with the estimated replacement cost new of the improvement indicated any loss in value due to accrued forms of physical, functional, or economic obsolescence. This is a market driven measure of accrued depreciation and result in a true and relevant measure of improvement marketability, particularly when based on multiple sales that indicated the trending of this rate of change over certain classes of improvements within certain neighborhoods. Based on this market analysis, the appraiser estimates the annual rate of depreciation for given improvement descriptions considering age and observed condition. Once estimated, the appraiser recalculated the improvement value of all property within the sale sample to consider and review the effects on the neighborhood sales ratio. After an acceptable level of appraisal is achieved within the sales sample, the entire neighborhood of property is recalculated utilizing the indicated depreciation rates taken from market sales. This depreciation factor is the basis for trending all improvement values and when combined with any other site improvements and land value, brings the estimated property value through the cost approach closer to actual market prices as evidenced by recent sales prices available within a given neighborhood. Therefore, based on analysis of recent sales located within a given neighborhood, estimated property values will reflect the market influences and conditions only for the specified neighborhood, thus production more representative and supported values. The estimated property values calculated for each update neighborhood are based on market indicated factors applied uniformly to all properties within a neighborhood. Finally, with all the market-trend factors applied, a final ratio study is generated that compares recent sale prices with the proposed appraised values for these sold properties. From this set of ratio studies, the appraiser judges the appraisal level and uniformity in both update and non-update neighborhoods and verifies appraised values against overall trends as exhibited by the local market, and finally, for the school district as a whole.

Defined Market Areas of Wilson County

Personal Property Market Areas:

Market areas for personal property are generally local or regional in scope. For Wilson County personal property market area is county wide having no definite distinction between school district and municipal boundaries. The CAD will conduct ratio studies calculating measures of central tendencies for each market area when possible.

Market Areas:

Municipalities

Wilson County has four different market areas for the municipalities within the county. The City of Floresville is the county seat containing the court house and county offices, it is the largest of the municipalities and has more economic, commercial and industrial influences. The City of Floresville also has the largest residential population of the municipalities with considerably more sales. The City of La Vernia has a considerably higher average appraised value of residential properties than the other municipalities in the country and is therefore considered to have the strongest residential market of the

municipalities within the county. The City of Poth and the City of Stockdale are very similar in average appraised value of residential properties and market influences. These two cities are considerably farther from Greater San Antonio area and as a result they have the least average appraised market value and residential growth. The CAD will conduct ratio studies calculating measures of central tendencies for each market area possible.

School Districts

Wilson County has six school districts that reside in or partially overlap into the county boundaries. The school district of Floresville I.S.D., La Vernia I.S.D., Poth I.S.D. and Stockdale I.S.D. follow the same tendencies as their corresponding municipalities with Floresville I.S.D. being the largest and strongest with the industrial and commercial market, La Vernia I.S.D. with the strongest residential market and Poth I.S.D. and Stockdale I.S.D. having the least growth among the four. Falls City I.S.D. and Nixon C.I.S.D. do not have considerable enough presence in Wilson County to determine any market influence and are compared to Poth I.S.D and Stockdale I.S.D. respectively. The CAD will conduct ratio studies calculating measures of central tendencies for each market area when possible.

Rural Areas

Rural properties are considered as properties that are not located within the boundaries of a municipality or subdivision and the market areas for these are distinguished by school district boundaries. The CAD will conduct ratio studies calculating measures of central tendencies for each market when possible.

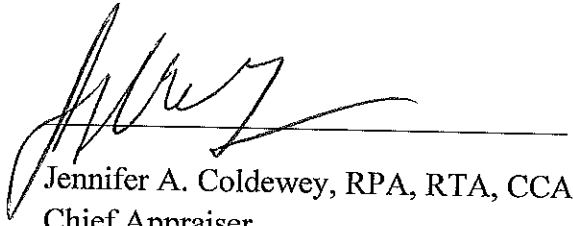
ASSUMPTIONS AND LIMITING CONDITIONS

All appraisals are subject to the following assumptions and limiting conditions:

1. Title to the property is assumed to be good and marketable and legal description correct.
2. No responsibility for legal matters is assumed. All existing liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. The appraisers developing these appraisals are not required to give testimony or attendance in court by reason of the appraisal, unless directed by, employed by, and provided legal counsel by the Appraisal District.
4. The appraisers do not necessarily inspect every property ever year.
5. All sketches on the appraisal documents are intended to be visual aids and should not be construed as surveys or engineering reports unless otherwise specified.
6. All information in the appraisal documents has been obtained by members of the CAD staff or other reliable sources.
7. The appraisals were prepared exclusively for ad valorem tax purposes.

Certification Statement:

"I Jennifer A. Coldewey, Chief Appraiser for Wilson County Appraisal District, solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me, and that I have included in the records all property that I am aware of at an appraised value which, to the best of my knowledge and belief, was determined as required by law."

A handwritten signature in black ink, appearing to read 'Jennifer A. Coldewey', is written over a horizontal line.

Jennifer A. Coldewey, RPA, RTA, CCA, CTA
Chief Appraiser

ATTACHMENT "A"

WILSON COUNTY APPRAISAL DISTRICT

3 YEAR RE-APPRAISAL OBJECTIVE

2021

**YEAR 1: ALL ABSTRACTS IN POTH ISD, STOCKDALE ISD, FALLS CITY
ISD & NIXON / SMILEY CISD
(INCLUDING RE-CHECKS)**

TOTAL PARCELS YEAR 1 ----- 5164

2022

**YEAR 2: ALL CITIES, TOWNSITES & RURAL SUBDIVISIONS
(INCLUDING RE-CHECKS)**

TOTAL PARCELS YEAR 2-----20030

2023

**YEAR 3: ALL ABSTRACTS IN FLORESVILLE ISD & LA VERNIA ISD
(INCLUDING RE-CHECKS)**

TOTAL PARCEL YEAR 3 -----6639

YEAR 1

STOCKDALE ISD

ABST

ABST

ABST

ABST

A0020	A0157	A0281	A0542
A0028	A0164	A0282	A0545
A0036	A0165	A0283	A0546
A0037	A0180	A0287	A0557
A0038	A0184	A0291	
A0039	A0185	A0294	
A0041	A0186	A0297	
A0042	A0188	A0299	
A0044	A0189	A0300	
A0053	A0190	A0318	
A0054	A0191	A0325	
A0065	A0192	A0333	
A0069	A0195	A0344	
A0073	A0199	A0345	
A0076	A0200	A0347	
A0080	A0204	A0350	
A0081	A0207	A0356	
A0084	A0208	A0357	
A0093	A0209	A0358	
A0095	A0210	A0362	
A0109	A0215	A0363	
A0110	A0217	A0364	
A0111	A0218	A0366	
A0114	A0236	A0381	
A0116	A0238	A0388	
A0117	A0239	A0398	
A0118	A0240	A0406	
A0120	A0247	A0408	
A0124	A0248	A0419	
A0125	A0250	A0439	
A0130	A0252	A0445	
A0132	A0253	A0449	
A0133	A0257	A0473	
A0140	A0258	A0481	
A0142	A0263	A0488	
A0143	A0264	A0492	
A0145	A0267	A0494	
A0146	A0268	A0499	
A0147	A0270	A0505	
A0148	A0271	A0520	
A0152	A0273	A0523	
A0153	A0274	A0528	
A0155	A0279	A0535	
A0156	A0280	A0541	
			<u>NIXON ISD</u>
			<u>OVERLAP</u>
			A0041
			A0048
			A0049
			A0064
			A0094
			A0100
			A0138
			A0141
			A0180
			A0235
			A0254
			A0265
			A0272
			A0295
			A0310
			A0316
			A0339
			A0341
			A0342
			A0343
			A0352
			A0353
			A0419
			A0450
			A0456
			A0466
			A0468
			A0471
			A0517
			A0518
			A0519
			A0525
			A0527
			A0539
			A0540
			A0547
			A0550
			A0559

YEAR 1 (CONT'D)

POTH ISD ABSTRACTS

ABST

ABST

ABST

A0003	A0187	A0387
A0004	A0198	A0400
A0013	A0202	A0401
A0017	A0216	A0402
A0018	A0219	A0403
A0025	A0220	A0404
A0029	A0246	A0405
A0040	A0249	A0409
A0043	A0259	A0412
A0046	A0260	A0413
A0053	A0262	A0415
A0065	A0263	A0416
A0074	A0276	A0417
A0089	A0288	A0418
A0090	A0293	A0420
A0092	A0298	A0422
A0096	A0302	A0423
A0098	A0303	A0429
A0099	A0304	A0430
A0104	A0305	A0432
A0105	A0306	A0436
A0106	A0307	A0537
A0107	A0308	A0543
A0108	A0309	A0548
A0112	A0311	A0560
A0113	A0312	A0570
A0118	A0321	
A0119	A0322	
A0123	A0324	
A0127	A0329	
A0128	A0330	
A0129	A0331	
A0131	A0334	
A0135	A0335	
A0139	A0336	
A0158	A0349	
A0159	A0359	
A0160	A0360	
A0161	A0367	
A0162	A0369	
A0163	A0374	
A0179	A0378	
A0181	A0385	
		<u>FALLS CITY ISD</u>
		A0018

YEAR 2

CITIES:

PARCEL COUNT

POTH CITY-----	1279
FLORESVILLE CITY-----	4023
LA VERNIA CITY-----	1050
STOCKDALE CITY-----	1001
ALL RURAL SUBDIVISIONS-----	<u>12677</u>

(SEE LIST BELOW)

20030 TOTAL

YEAR 3

LA VERNIA ISD ATRACTS

(DOES NOT INCLUDE OVERLAP INTO GUADALUPE CO.)

ABST

ABST

A0002 A0002-02 A0007 A0008 A0008-02 A0009 A0015 A0016 A0022 A0024 A0033 A0056 A0057 A0075 A0082 A0088 A0115 A0122 A0137 A0144	A0351 A0365 A0373 A0375 A0392 A0411 A0427 A0431 A0442 A0460 A0483 A0490 A0496 A0500 A0509 A0512 A0515 A0532 A0533 A0538
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A0149	A1019
A0151	A1032
A0152	A1038
A0169	A1043
A0170	A1089
A0171	A1092
A0172	A1124
A0196	A1126
A0201	A1127
A0206	A1183
A0222	A1222
A0231	A1229
A0237	A1280
A0285	A1317
A0286	A1335
A0290	A1336
A0290-01	A1340
A0301	A1342
A0313	A1354
A0317	A1364
A0323	A1442
A0328	A1448
A0346	A1454
A0348	A1496
	A1497

YEAR 3 (CONT'D)

FLORESVILLE ISD

(DOES NOT INCLUDE OVERLAP INTO BEXAR CO.)

ABST	ABST	ABST	ABST
A0001	A0077	A0225	A0371
A0001-01	A0078	A0226	A03072
A0001-02	A0079	A0227	A0373
A0001-03	A0083	A0228	A0376
A0001-04	A0085	A0229	A0377
A0003	A0086	A0230	A0379
A0004	A0087	A0231	A0380
A0005	A0089	A0233	A0382
A0006	A0091	A0234	A0384
A0010	A0097	A0241	A0386
A0011	A0101	A0242	A0390
A0012	A0102	A0243	A0393
A0013	A103	A0244	A0397
A0014	A104	A0245	A0399
A0018	A105	A0251	A0410
A0018-23	A0117	A0255	A0421
A0019	A0121	A0256	A0424
A0021	A0126	A0261	A0428
A0023	A0134	A0266	A0433

A0025	A0135	A0267	A0437
A0026	A0136	A0269	A0447
A0027	A0150	A0270	A0457
A0030	A0154	A0277	A0464
A0031	A0166	A0278	A0470
A0032	A0167	A0281	A0472
A0034	A0174	A0282	A0486
A0035	A0175	A0283	A0487
A0042	A0176	A0284	A0493
A0043	A0177	A0288	A0495
A0045	A0178	A0289	A0498
A0047	A0182	A0292	A0504
A0051	A0183	A0319	A0508
A0052	A0187	A0320	A0524
A0058	A0193	A0326	A0526
A0060	A0194	A0327	A0530
A0061	A0196	A0328	A0554
A0062	A0197	A0332	A0556
A0063	A0203	A0337	A0558
A0066	A0205	A0340	
A0067	A0211	A0354	
A0068	A0213	A0355	
A0070	A0221	A0356	
A0072	A0223	A0368	
A0073	A0224	A0370	

FLORESVILLE SUBS

S0582 HOLIDAY RV PARK
 S0588 STANLEY ACRES
 S0590 OAK RIDGE MOBILE HOME PARK
 S0596 RIVERSIDE RANCH
 S0598 ABREGO LAKE SUB
 S0602 ARROWHEAD SUB
 S0603 HERITAGE FARMS
 S0610 BENTWOOD SUB
 S0611 BLAYDES OF GRASS SUBDIVISION
 S0617 BLUEBONNET ESTATES
 S0618 BLUEBONNET HILLS SUB
 S0619 BRANCHWATER ESTATES SUB
 S0625 CALAVERAS
 S0626 BUTTERFIELD RANCH EAST
 S0628 CANADA VERDE RANCHES
 S0629 CARRIZO RANCH SUB
 S0632 CIMARRON SUB
 S0633 CITY VIEW ESTATES
 S0651 COYOTE CROSSING
 S0653 CREEKVIEW NORTH
 S0654 CREEKVIEW SOUTH

S0655 CREEKWOOD PARK SUB
S0656 CVS #10842
S0660 DANSVILLE SUB
S0671 DOVE CROSSING
S0672 DOUBLE NN RANCH
S0673 EAGLE CREEK RANCH
S0686 ENCINO HILLS SUB
S0687 ENCINO VIEJO ESTATES
S0697 FAIRVIEW RANCHETTES SUB
S0699 FLORES OAKS ESTATES
S0713 FORMER VICTORIA BRANCH RR
S0730 HADDOX HEIGHTS SUB
S0733 HIGHLAND LOTS ADDN
S0734 HILLTOP RANCH SUB
S0735 INDEPENDENCE HILLS SUB
S0737 HWY 181 MEDICAL OFFICE COMPLEX
S0740 J P L SUB
S0749 KAHN RANCH SUB
S0761 LAS LOMAS RANCH
S0762 LODI ESTATES
S0763 LOMA PARK SUB
S0764 LOMA FRESA
S0790 LOS ENCINOS SUB
S0791 LOST SPRINGS RANCH
S0793 MARIANA ACRES
S0794 MARCELINA HILLS SUB
S0797 MEADOW ESTATES
S0807 MOCKINGBIRD HILL SUB
S0815 NORTH 181 ADDN
S0817 NORTHCREST SUB
S0821 NUECES RANCH
S0823 OAK FIELDS ESTATES
S0834 ONE-TEN RANCH
S0837 OAK MEADOWS SUB
S0841 OAKS OF BENTWOOD
S0842 OAKWOOD ESTATES
S0851 PLEASANTON RANCH SUB
S0853 PLEASANT ACRES
S0854 PREMIER RANCH
S0877 QUAIL RIDGE SUB
S0879 RAYS RANCHES (ARB)
S0883 REAVIS ADDN
S0885 T D RIFE SUB
S0887 RIDOUT ROAD RANCHETTES
S0888 RICHARDSON SUBDIVISION
S0889 ROAD RUNNER RANCH
S0890 RILEY SUB

S0892 RIO ALEGRE SUB
S0896 ROSHA RANCH SUB
S0905 SEVEN OAKS SUB
S0907 SHADY OAKS ESTATES
S0908 SHANNON RIDGE
S0911 SHAROD RANCH
S0913 SOUTHWOOD OAKS SUB
S0925 SUTHERLAND SPRINGS NEW TOWN
S0927 SERENITY RANCH ESTATES
S0930 SUTHERLAND SPRINGS OLD TOWN
S0931 TACKITT HEIGHTS SUB
S0932 TACKITT SUB
S0934 TERRACE HILL FARMS
S0938 THE ESTATES OF EAGLE CREEK
S0939 THE HEIGHTS AT WHISPERING OAKS
S0940 TOWER LAKE ESTATES
S0941 TIERRA ROBLES
S0942 TWIN LAKES SUB
S0943 ULLMANN SUBDIVISION
S0945 VANAMAN SUB
S0946 TRIPLE R RANCH
S0948 VINTAGE OAKS RANCH
S0949 VELA PLAT
S0962 WHISPERING OAKS
S0964 WHITEWING VISTA
S0969 WISEMAN ACRES (ARB)
S0970 WOOD VALLEY ACRES
S0971 WOODLANDS SUBDIVISION
S0972 W/E SUBDIVISION
S0990 97 RANCH
S0991 SOUTH BREEZE ESTATES
S0994 ST GEORGE ESTATES
S0995 SOUTH BREEZE ESTATES PHASE II (ARB)
S0996 TOWER HILL ESTATES
S2581 FOUR D MOBILE HOME ESTATES
S2585 COUNTRYSIDE MOBILE HOME PARK
S2601 AUSTRALIA SUB
S2605 BELLAIRE ESTATES
S2621 BRIAR PARK SUB
S2630 CANFIELD ADDN
S2635 CLOVER RIDGE SUB
S2647 COUNTRY RIDGE
S2668 DEVORA ADDN
S2670 DURAN SUBDIVISION
S2675 EAST 97 ADDN
S2680 EAST HEIGHTS SUB
S2695 FAIR PARK SUB

S2700 FIRST & PEACH ADDN
S2705 FLORESVILLE OLD TOWN
S2710 FLORESVILLE SECTIONS
S2719 FERNANDEZ SUBDIVISION
S2720 FRICK MANOR SUB
S2775 JUAN LONGORIA SUB
S2777 LA QUINTA FLORESVILLE
S2779 LONE OAK SUBDIVISION
S2780 LONGRIDGE HEIGHTS SUB
S2785 LOPEZ ADDN
S2787 LRM SUBDIVISION
S2790 MACME INVESTMENTS LLC SUB
S2795 MEADOW CREST SUB
S2800 MC INVALE ADDN
S2801 MCCOY FLORESVILLE SUBDIVISION
S2815 NORTH 181 ADDN
S2817 NORTHCREST SUB
S2818 NORTHCREST HILLS
S2820 NOWERSKI ADDN
S2835 OAK MANOR ESTATES
S2846 PARKSIDE HOMES SUB
S2848 PEACOCK TOWNHOMES SUB
S2850 PICKETT ADDN
S2878 QUINTANILLA ADDN
S2880 RAILROAD ADDN
S2890 RILEY SUB
S2891 RIVER BEND
S2894 RIVER OAKS ESTATES
S2895 SACRED HEART CATHOLIC CHURCH
S2897 SANDY TERRACE
S2898 SCC FLORESVILLE PARTNERS LTD
S2909 SIXTH & STANDISH ADDN
S2910 SOUTHVIEW ADDN
S2915 STAUDT ADDN
S2917 SUNNYSIDE ADDN
S2920 SUNRISE ADDN
S2935 TALLEY ADDITION
S2937 THE LINKS AT RIVER BEND
S2943 TRI-OAKS ESTATES
S2949 VETERANS BUSINESS PARK
S2958 WESTHAVEN SUB
S2961 WIATREK SUB
S2963 WILD FLOWER SUB
S2980 WOOLSEY SUB
S2995 6TH STREET SUB
S2997 WALMART SUPERCENTER ADDITION

LA VERNIA SUBS

S0580	BLACKBIRD MOBILE HOME PARK
S0583	KELSEY PARKWAY
S0587	SUN COUNTRY MOBILE HOME ESTATES
S0615	BIG OAK ESTATES
S0616	BLITZ'S HAVEN
S0621	BRIDGE WATER RANCH
S0627	C & C CROSSING
S0630	CARPENTER RIDGE SUB
S0631	CIBOLO RIDGE
S0635	CLEVELAND'S CORNER SUBDIVISION
S0639	COLIBRO CREEK SUBDIVISION
S0640	COPPER CREEK ESTATES
S0641	COUNTRY HILLS
S0643	COUNTRY ACRES
S0644	COUNTRY ESTATES
S0645	COUNTRY OAKS SUB
S0646	COUNTRY PLACE
S0648	COUNTRY TRAILS
S0650	COUNTRY WOODS SUB
S0665	DEER PARK ACRES
S0667	DEER RIDGE ESTATES
S0670	DODGEN SUB
S0676	EDEN CROSSING
S0684	ELM COUNTRY ESTATES
S0685	ENCHANTED OAK ESTATES
S0688	ESTATES OF QUAIL RUN
S0713	FORMER VICTORIA BRANCH RR
S0724	GREAT OAKS SUB
S0727	HAESE SUB
S0729	HOMESTEAD SUB
S0731	HOME PLACE
S0732	HICKORY HILLS SUB
S0736	HIDDEN FOREST
S0746	JACOBS ACRES
S0755	KOTHMANN SUB
S0757	LEGACY RANCH
S0758	LAKE VALLEY ESTATES
S0760	LAS PALOMAS COUNTRY CLUB EST
S0765	LOMA VISTA ACRES
S0770	LONGHORN RANCH

S0792 LOST TRAILS SUB
S0798 MESQUITE RUN
S0802 MILLERS CROSSING
S0803 MILLERS COVE
S0813 MOSS WOODS SUB
S0830 OAK HILLS DEVELOPMENT
S0832 OAK HOLLOW ESTATES
S0833 OAK HOLLOW PARK
S0834 ONE-TEN RANCH
S0839 OAK TREE SUB
S0840 OAK PARK DEVELOPMENT
S0843 OLD RANCH FARMS SUB
S0844 OAK VALLEY SUB
S0855 PRESIDENTS PARK
S0870 POST OAK HILLS RANCHETTES
S0875 PULMAN ACRES
S0881 RANCH COUNTRY SUB
S0886 RIATA ESTATES
S0895 ROLLING HILLS SUB
S0899 ROSEWOOD
S0901 ROPERS RANCH
S0903 SENDERA CROSSING
S0912 SHADOW WOODS SUB
S0914 SPRING VALLEY SUB
S0922 SOUTH PARKWAY
S0924 STANTEEN CROSSING
S0928 STALLION RIDGE ESTATES
S0933 THE MEADOWS AT QUAIL RUN
S0936 THE MEADOWS
S0941 TIERRA ROBLES
S0944 TWIN OAKS SUB
S0947 THE RESERVE AT LEGACY RANCH
S0948 VINTAGE OAKS RANCH
S0952 WESTFIELD RANCH
S0965 WILDWOOD RANCH SUB
S0966 WOOD CREEK SUB
S0970 WOOD VALLEY ACRES
S0971 WOODLANDS SUBDIVISION
S3000 CITY OF LA VERNIA
S3100 AUGUST MOCZYGEMBA ENTERPRISES
S3641 CAYETANO VILLAS OF LA VERNIA
S3642 COUNTRY GARDENS
S3650 DEN SITE RESTAURANT ADDN
S3670 IMMANUEL LUTHERAN CHURCH
S3680 KOEPP CHEVROLET ADDITION
S3702 LA VERNIA CROSSING
S3801 MICAH POINT

S3804 MILLER-RICHTER SUB
S3838 OVERTON PARK SUB
S3872 POST OFFICE PLAZA
S3902 SADDLE RIDGE APTS
S3904 SILVERADO HILLS COMMERCIAL PARK
S3906 SILVERADO HILLS SUB
S3957 WESTOVER SUB
S3958 WOODBRIDGE FARMS

POTH SUBS

S0669 DOUBLE R RANCH
S0674 DUNHAM ACRES
S0818 NORTHRIDGE
S0876 RIDGEWOOD RANCH
S0880 RANCHO ALEGRE
S0884 RANCHO SEGUNDO
S0898 ROSSER SUB
S0929 SOUTHWIND ACRES
S0937 TIERRA DEL SENOR SUB
S0959 WESTWOOD SUB
S0992 ROBE RANCH (ARB)
S4600 ALBERT SUB
S4620 BRADEN ADDN
S4690 FAHR ACRES SUB
S4691 HIGHLAND MEADOWS SUBDIVISION
S4725 GREEN & HOUSTON SUB
S4728 GUEVARA ADDN
S4748 JOY BUSINESS PARK
S4750 KOSAREKS SUB
S4805 MOCZYGEMBA SUB
S4812 MONKHOUSE ESTATES
S4816 NORTH VIEW SUB
S4847 PARKVIEW SUB
S4852 PLAINVIEW ESTATES
S4859 POTH SUB
S4860 POTH NEW TOWN
S4865 POTH OLD TOWN
S4884 RICHLAND HERITAGE SUB
S4888 RICHTER ESTATES
S4900 SCHRIEWER ADDN
S4950 MARY VOGES SUB
S4955 WALTER R VOGES SUB
S4956 WALTER R VOGES HOME ADDN
S4960 WESTMEYER SUB

STOCKDALE SUBS

S0586 COUNTRY LIVING MOBILE HOME PARK
S0600 ALUM CREEK VIEW ESTATES
S0620 BRAHMA ESTATES
S0622 BROOKHILL SUB
S0624 BRODE RANCH
S0634 CIBOLO CREEK RANCHETTES
S0681 EMERALD ESTATE
S0683 ECLETO CREEK RANCHETTES SUB
S0713 FORMER VICTORIA BRANCH RR
S0723 GOLDEN POND (ARB/UNRECORDED) SUB
S0738 HILLSIDE ESTATES
S0745 J N KOENING SUB
S0758 LAKE VALLEY ESTATES
S0760 LAS PALOMAS COUNTRY CLUB EST
S0770 LONGHORN RANCH
S0822 OAK BEND ESTATES
S0845 PANDORA
S0846 PALOMINO MEADOWS
S0918 SOUTHFORK MEADOWS
S0921 SUNSET HILLS (UNRECORDED)
S0923 SUTHERLAND HILLS ESTATES
S0926 SUNBELT ESTATES (ARB)
S0933 THE MEADOWS AT QUAIL RUN
S0967 WOODLAND ESTATES
S0968 WINDMILL RANCH EST
S5000 CITY OF STOCKDALE
S5589 SMITHEY MH PARK
S5595 STOCKDALE BUSINESS PARK
S5717 FREE TIMBER MEADOWS (STOCKDALE)
S5800 ZEPADA ADDN

